

MINUTES
PUBLIC BUILDING COMMISSION
TUESDAY, NOVEMBER 10, 2015, 1:30 P.M.
BILL LUXFORD STUDIO - ROOM 113
COUNTY CITY BUILDING

PRESENT: Jane Raybould, Roma Amundson, Larry Hudkins, Linda Wilson and Jon Camp

OTHERS PRESENT: Don Killeen, Jeff Kirkpatrick, Bob Walla, John Kay, Jon Wyles, Jim Kohmetscher, Cpt. Jerry Witte, Paul Barnes, David Cary, Scott Etherton, Bob Nemecek, Ben Bogner, Rick Hoppe

The meeting of the Public Building Commission was called to order by Chairperson Jane Raybould.

The meeting minutes were presented and Larry Hudkins moved to approve. Linda Wilson seconded the motion. The vote carried to approve October 13, 2015 meeting minutes.

David Cary & Paul Barnes joined the meeting to give an update on the South Haymarket Neighborhood plan. Jane Raybould met with Dave Cary about the concerns the PBC had from the last meeting. Dave thanked the Commission for the opportunity to return. They took the recommendations & presented to the PBC an updated sheet for the 9th & 10th Street corridor-highlighted text was added or changed from the previous plan. They acknowledged the PBC investments and efforts to keep a consolidated government campus. He stated their long-term vision is to enhance what the PBC is trying to accomplish and the language in the plan was changed to reflect that. There was some discussion of concerns with the wording on 2.56 with the redevelopment on the Benesch building and the K Street facility to be repurposed as residential. Mr. Cary explained some of the wording and stated the purpose of the plan is to put is to open it up for consideration and possibilities not to dictate what will happen in the future. There was some discussion about adding the wording of "financially acceptable" to those areas of redevelopment. There was further discussion about taking the area out of the comprehensive plan and having the area being used as government campus along with mixed use. There was a statement to the Planning Commission that they should have included someone with from the PBC as well as considering the Master Plan that the PBC had published. Rick Hoppe supported the changes that Dave Cary had made to the plan reflecting the interests of the PBC. Jane thanked David and staff for taking our recommendations and including them in the plan and asked him to make a few further changes and come back to the PBC.

John Kay, Sinclair Hille Architects, gave an update of 605 building saying the 1A demo is just going thru the finalization and Jon Wiles is working with Cheevers on punch list items, closeout documents & warranties. Cheever's did submit a pay application but they recommend not paying it until December and more items on punch list are completed. Phase 1B-NGC demo on the East side is almost complete with 3rd floor. There was further discussion from last month on the demobilization and that delay has pushed back their completion date but still within the contracted time. NGC's Ben Bogner answered some questions regarding the rental of the robots and the demobilization. Change Order #1 which includes the costs for the demobilization and some additional pre-cast removal for \$69,170.00 was moved for approval by Roma Amundson and seconded by Linda Wilson. The vote carried with Jon Camp voting no and Larry Hudkins was temporarily absent.

Pay application #5 from NGC was presented for \$100,989.50. Linda Wilson moved to approve and Jon Camp seconded. The vote carried and Larry Hudkins was temporarily absent.

825 J Street Change orders & Construction Change Directives were presented:

#13-adding duress buttons in the hearing room \$2967.64

#14-provide lighting circuit for existing exterior canopy lights \$1225.13

#15-flooring modifications in the client bedrooms (\$3267.24)

#17-adding eyewash station to central controls sink \$678.26

#18-fire sprinkler PIV value move due to Building & Safety requirements. PBC will approve subject to a follow up meeting with Building & Safety to try to override their decision \$8872.94

#19-misc door hardware modifications requested post bid \$775.83

Change order #18 was moved to approve subject to the follow up meeting with Building & Safety by Roma Amundson & seconded by Linda Wilson. The vote carried for #18. Change orders #13, 14, 15, 17, 19 were moved to approve by Jon Camp and seconded by Larry Hudkins, the vote carried.

Pay application for Accurate Controls was presented for the 605 building and recommended for payment. The total is \$17932.00. Roma Amundson moved for payment with a second from Larry Hudkins and the vote carried for approval.

Pay application for Hausmann for the Mental Health Crisis Center for \$437,145.75 was submitted and recommended for payment. Larry Hudkins moved to approve, Linda Wilson seconded and the vote carried.

Change Request #12 was presented by John Kay for the Mental Health Remodel. There were 4 existing columns that had to be shored & demolition completed. They were an unforeseen condition & delayed construction on a new wall for 16 days. Amount requested was \$25030.51. John Kay will get more information and bring it back next meeting. Roma Amundson moved to deny CR #12 & Larry Hudkins seconded. The vote carried to deny CR #12.

Bob Nemecek, City Risk Management spoke to the PBC about the AED units in the County City Building & the Hall of Justice. We have one unit that has expired and one that will no longer be supported January 1, 2016. The units we have were donated by the County Medical Society but that option is no longer there so the PBC will need to purchase new units. Purchasing will go to bid for the units once it's been determined how many will be in need across the City & County in the various departments. Roma Amundson made a motion to research different units and complete an audit then a recommendation be submitted to the PBC for purchase as well try to locate a temporary unit to replace the expired unit. Larry Hudkins seconded and the motion carried.

Larry Hudkins moved to approve General Vouchers for October 2015, Linda Wilson seconded the motion. The vote carried.

Carpet Replacement-Don explained there are several areas that need carpet replaced and asked for a motion to approval carpet replacement up to the cost of the Midwest Floor bid of \$87,037.32. There was some discussion of a rubber base vs vinyl base so Don will check into that before purchase. Jon Camp motioned to approve and Larry seconded. The vote carried.

There were 6 contract approvals: Piggyback State of NE Small hand & Power Tools & Accessories #14033 OC-Snap-On Industrial; Amendment to contract Online and On-Site Auctioneer Service #14-215-Stock Auction Company; Amendment to Contract Piggy back to State of Florida, Office and Education Consumables #618-000-11-1-Office Depot, Inc.; Amendment to Design & Construction Administration 605 Building, Phase 3#14-227-Clark Enerson Partners; Amendment to contract Annual Supply of HVAC Filters #14-249-Lampe's Clean Air Specialists; Amendment to Contract Annual Supply for Printer Cartridges #12-121-iPrint Technologies. Roma Amundson moved to approve and Linda Wilson seconded. The vote carried to approval all contracts.

There was some discussion of how to hand the leadership changes in the future and to set up some procedures. It was decided that the yearly voting of the members will be held at the budget meeting on an annual basis.

The next meeting of the Commission is set for December 15, 2015

Administrative Staff Report-Don explained the Northeast Senior Center apartments needed new furnaces installed. They are costly because they are roof mounted units for \$13,000.00. There was also discussion about the PBC's attendance of the Planning Commissioner meeting November 18th, 2015. It was discussed that Jane Raybould, Don Killeen and Jon Camp will attend.

With no further business, Jon Camp moved to adjourn the meeting which was seconded by Roma Amundson. The vote carried and the meeting was adjourned at 3:55 p.m.